

June 18, 2008

TO THE MEMBERS OF THE BROWN COUNTY BOARD OF SUPERVISORS

Ladies and Gentlemen:

The PLANNING, DEVELOPMENT & TRANSPORTATION COMMITTEE met in regular session on May 27, 2008, and recommends the following motions.

1. Review minutes of:
 - a) Harbor Commission (3/10/08).
 - b) Planning Commission Board of Directors (4/2/08).
 - c) Planning Commission Board of Directors Trans. Sub Committee (4/24/08).
 - d) Solid Waste Board (3/17/08).

Receive & place on file items a-d.
2. Zoning - Action regarding the Ehlen's request to remove an area of wetlands from the Wisconsin Wetland Inventory Zoning map T24N, R22E, Town of Humboldt, Brown County. To appeal the decision made by DNR and reinstate previous approval of the request to remove an area of wetlands from the Wisconsin Wetland Inventory Zoning Map T24N, R2E, Town of Humboldt, Brown County.
3. Zoning - Approval of one or two resolutions regarding requesting relief from flood protection elevation as it relates to the proposed one-hundred year wave run-up study in the Towns of Scott and Green Bay.
 - a) **Draft** Resolution re: Requesting Exemption from the Requirement of Applying the State Flood Protection Elevation for the Proposed FEMA Wave Run-Up Study in the Townships of Green Bay and Scott. See Resolutions, Ordinances June County Board. Committee approved Draft Resolution, Option #3a. See Resolutions, Ordinances June County Board.
 - b) **Draft** Resolution re: Requesting Exemption from the Requirement of Applying the State Flood Protection Elevation for the Proposed FEMA Wave Run-Up Study in the Unincorporated Areas of Brown County. (Draft Resolution Disregarded.)
4. Zoning - Budget Status Financial Report for April 30, 2008. Receive & place on file.
5. Port/Solid Waste - Discussion of communities signed up and on board with Brown County's future single stream recycling program and contract. Receive & place on file.
6. Port/Solid Waste - Update of Renard Isle. (Standing Item.) No new information at this time. No action.
7. Port/Solid Waste - Budget Status Financial Report not available. No action.

8. Airport - Bids for asphalt repair in public parking lot (see attached). Approve low bid of Northeast Asphalt in the amount of \$127,670 plus \$2.65/yd excavating.
9. Airport - Budget Status Financial Report not available. (Report distributed at meeting.) Receive & place on file.
10. Airport - Director's report. Receive & place on file.
11. Planning Commission - Discussion regarding 2009 Brown County funding for the Bay-Lake Regional Planning Commission. Approve continued funding.
12. Planning Commission - Budget Status Financial Report for April 30, 2008. Receive & place on file.
13. Planning Commission - Request for staff updates on recommendations and development options on land east of the current jail site (standing item). Receive & place on file.
14. Planning Commission - Director's report. Receive & place on file.
15. Communication from Supervisor Adam Warpinski re: Request that Brown County identify the impact of the housing/foreclosure crisis on Brown County residents & establish policies to assist homebuilders, realtors, homeowners, and financial institutions in Brown County. Hold for 60 days and bring back to committee.
16. Highway - Budget to Actual State Billing 2008. Receive & place on file.
17. Property Listing Dept. - Budget Status Financial Report for April 30, 2008. Receive & place on file.
18. Audit of bills. (Bills not available.)

Approved by:

COUNTY EXECUTIVE

Date

**PROCEEDINGS OF THE BROWN COUNTY
PLANNING, DEVELOPMENT & TRANSPORTATION COMMITTEE**



Pursuant to Section 19.84 Wis. Stats., a regular meeting of the **Brown County Planning, Development & Transportation Committee** was held on Tuesday, May 27, 2008 in Room 161 - UW-Extension, 1150 Bellevue Street, Green Bay, WI

Present: Norb Dantinne, Bernie Erickson, Mike Fleck, Dan Haefs, Dave Kaster,
Also Present: Bill Bosiacki, Wess Damro, Tom Miller, Chuck Lamine,
Cathy Williquette, Jayme Sellen, Supervisor Adam Warpinski
Senator Alan Lasee, Representative Gary Bies, James Ehlen
Mark Walter –Bay-Lake Regional Planning Commission
Other Interested Parties

i. **Call Meeting to Order:**
Meeting called to order by Chairman Bernie Erickson at 7:16 p.m.

ii. **Approve/Modify Agenda:**
14a was moved forward

Motion made by Supervisor Dantinne and seconded by Supervisor Haefs to approve the agenda as modified. MOTION APPROVED UNANIMOUSLY

iii. **Approve/Modify Minutes of April 28, 2008:**

Motion made by Supervisor Fleck and seconded by Supervisor Dantinne to approve the minutes. MOTION APPROVED UNANIMOUSLY

1. **Review Minutes of:**
- a. Harbor Commission (3/10/08)
 - b. Planning Commission Board of Directors (4/2/08)
 - c. Planning Commission Board of Directors Trans. Sub Committee (4/24/08)
 - d. Solid Waste Board (3/17/08)

Motion made by Supervisor Dantinne and seconded by Supervisor Fleck to receive and place on file 1a, b, c, & d. MOTION APPROVED UNANIMOUSLY

Zoning:

2. **Action regarding the Ehlen's request to remove an area of wetlands from the Wisconsin Wetland Inventory Zoning Map T24N, R2E, Town of Humboldt, Brown County:**

Bill Bosiacki introduced James Ehlen, along with Senator Alan Lasee, and State Representative Gary Bies, who were present to explain this wetland issue. A communication directed to Mr. Ehlen is attached which explains his request to

remove an area of wetlands from the Wisconsin Wetland Inventory Zoning Map (see attached).

Mr. Bosiacki explained that he is in agreement with Mr. Ehlen that his property is not located in a wetland area. The issue has come before this committee previously and a motion was made to approve the request to remove it from the Wisconsin Wetland Inventory Zoning Map. Supervisor Dantine indicated that the Town Board of Humboldt has also approved that this property be removed from the wetland maps.

Motion made by Supervisor Dantine and seconded by Supervisor Kaster to suspend the rules and allow interested parties to speak.

MOTION APPROVED UNANIMOUSLY

State Senator Alan Lasee – Stated that Mr. Ehlen has dealt with this issue over two years. He has looked at the property and it is his opinion that the property is not a wetland. It has large trees and is not typical of a wetland. At this time, he encouraged the committee and the County Board to override the decision made by the DNR.

State Representative Gary Bies – Stated that he has had contact with Jerry Smith of the Corp of Engineers regarding this wetland issue and others. Although Mr. Smith visited Mr. Ehlen's property and developed perimeters where a storage building could be safely built, the DNR has not agreed to the plan. As did Senator Lasee, he urged the County Board to appeal the decision and move this forward.

Motion made by Supervisor Haefs and seconded by Supervisor Dantine to return to regular order of business. MOTION APPROVED UNANIMOUSLY

Motion made by Supervisor Dantine and seconded by Supervisor Kaster to appeal the decision made by the DNR and reinstate previous approval of the request to remove an area of wetlands from the Wisconsin Wetland Inventory Zoning Map T24N, R2E, Town of Humboldt, Brown County. MOTION APPROVED UNANIMOUSLY

3. **Approval of one or two resolutions regarding requesting relief from flood protection elevation as it relates to the proposed one-hundred year wave run-up study in the Towns of Scott and Green Bay:**

Mr. Bosiacki distributed a map showing an area affected by the 100 year wave run-up study in the Town of Scott and Green Bay (available in County Board and County Clerk office). He explained that the difference between the two draft resolutions below is only that the first one specifically states "Townships of Green Bay & Scott", which are the affected townships. He recommended that the first resolution (3a) be approved.

He further explained that in the area of Point Comfort there is a base flood elevation of 586'. Anything shown on the map which is higher than 586' is because of the application of the wave run-up study. In order to provide relief in the affected area, a request is being made to change NR116 from the

requirement of finishing 2' above the 100-year flood elevation as it applies to the wave run-up which would meet the FEMA requirement.

There was a lengthy discussion with Supervisor Haefs explaining the hardship that the 100-year flood plain rule has caused in his district where there are entire neighborhoods affected. Although he has talked with several different legislative representatives regarding the issue, no one appears to be listening and nothing has changed. Insurance costs if living in a flood plain are very high and many times there is little coverage.

Motion made by Supervisor Fleck and seconded by Supervisor Haefs to suspend the rules and allow interested parties to speak.

MOTION APPROVED UNANIMOUSLY

Senator Alan Lasee – When asked if there is a deadline date when FEMA will issue a letter of final determination, Mr. Bosiacki explained there is a 90 day comment period which will end in June (6 months after the 90 day comment period). Senator Lasee indicated the legislature will not be in session and most likely would not address this issue until January of 2009. Mr. Bosiacki was asked to write a letter to local legislators informing them of the situation.

Motion made by Supervisor Haefs and seconded by Supervisor Kaster to return to regular order of business. MOTION APPROVED UNANIMOUSLY

- a. **Draft Resolution re: Requesting Exemption from the Requirement of Applying the State Flood Protection Elevation for the proposed FEMA Wave Run-Up Study in the Townships of Green Bay and Scott.**

Motion made by Supervisor Dantine and seconded by Supervisor Kaster to approve option 3a. MOTION APPROVED UNANIMOUSLY

- b. **Draft Resolution re: Requesting Exemption from the Requirement of Applying the State Flood Protection Elevation for the Proposed FEMA Wave Run-Up Study in the Unincorporated areas of Brown County: Disregarded**

Supervisor Haefs excused 7:52 p.m.

4. **Budget Status Financial Report for April 30, 2008:**

Motion made by Supervisor Fleck and seconded by Supervisor Dantine to receive and place on file. MOTION APPROVED UNANIMOUSLY

(14a taken at this point in the agenda)

Port /Solid Waste:

5. **Discussion of Communities signed up and on board with Brown County's future Single Stream Recycling Program and Contract:**

Wess Damro, Recycling Manager for Port & Solid Waste, distributed a list of participating and non-participating municipalities, along with other sources of BOW material (attached).

Motion made by Supervisor Dantine and seconded by Supervisor Fleck to receive and place on file. MOTION APPROVED UNANIMOUSLY

6. **Update of Renard Isle (standing item). No new information at this time.
No Action**
7. **Budget Status Financial Report not available.
No Action**

Airport:

8. **Bids for Asphalt Repair in Public Parking Lot:**
Tom Miller referred to bid information in packet material for repair of the public parking lot at the airport. The Tabulation Summary at the bottom of the Bid Tabulation Record was discussed and Miller pointed out the low bid of NE Asphalt for \$127,670 plus \$2.65 per yard for excavating.

Motion made by Supervisor Dantine and seconded by Supervisor Fleck to approve the low bid of Northeast Asphalt in the amount of \$127,670 plus \$2.65/yd excavating.

MOTION APPROVED UNANIMOUSLY

-
9. **Budget Status Financial Report not available (no action)**
A report showing budget status through April 30, 2008 was distributed (attached)

Motion made by Supervisor Fleck and seconded by Supervisor Dantine to receive and place on file. MOTION APPROVED UNANIMOUSLY

10. **Director's Report:**
Tom Miller highlighted the following activities during the last reporting period:
 - TSA will be conducting a security exercise at the airport on Thursday, May 29th. Multi-jurisdictions (Federal, State, and local levels) will be involved. The exercise will involve the public.

When asked if any luggage charges have been implemented, Mr. Miller reported that American will begin a \$15 charge for the first bag checked in June. Allegiant already implements a charge for checked baggage. He expects that the other airlines will follow. In addition, any airline providing a free snack at this time will most likely be eliminating this service.

When asked about any decline in flights, Mr. Miller stated that American has stated they plan to ground 45 of their regional jets by the end of the year, although he has not been informed that will occur in and out of Green Bay. He suspects the cost efficiencies of operating jets on a long stage length flight is not good, and many of those flights that are more than 1,000 miles may be grounded. As of the beginning of May, the Green Bay airport has lost non-stop service to Atlanta when Delta indicated they needed 106% load factor to break even and to make the flight profitable.

Motion made by Supervisor Dantinne and seconded by Supervisor Kaster to receive and place on file. MOTION APPROVED UNANIMOUSLY

Planning Commission:

11. Discussion regarding 2009 Brown County Funding for the Bay-Lake Regional Planning Commission:

Chuck Lamine distributed a memorandum (attached) regarding the 2009 Bay-Lake Regional Planning Commission budget. Mark Walter, Executive Director, was available for questions. As most of the committee serve on the Planning Commission and heard the presentation beforehand, a recommendation for continued funding was approved.

Motion made by Supervisor Dantinne and seconded by Supervisor Fleck to approve continued funding. MOTION APPROVED UNANIMOUSLY

Supervisor Dantinne excused 8:30 p.m.

12. Budget Status Financial Report for April 30, 2008:

Motion made by Supervisor Dantinne and seconded by Supervisor Fleck to receive and place on file. MOTION APPROVED UNANIMOUSLY

13. Request for staff updates on recommendations and development options on land east of the current jail site (standing item):

A communication relative to the Brown County Farm Traditional Neighborhood Development Advisory Committee and its appointments was distributed (attached). The committee consists of representatives from the Schmitt Park Neighborhood Association, Lake Largo Neighborhood Association, City of Green Bay Planning Department staff and Public Works staff, the Brown County Homebuilder Association, and a housing advocate. Mr. Lamine indicated there will be approximately four task meetings held beginning the week of June 16th or 23rd (see attached for details).

Motion made by Supervisor Kaster and seconded by Supervisor Fleck to receive and place on file. MOTION APPROVED UNANIMOUSLY

14. Director's Report:

A letter directed to Mr. Lamine from Susan Parker -Bodine of the US Environmental Protection Agency, Office of Solid Waste and Emergency Response, was distributed and is attached. The letter indicates that the BC Planning Commission has been selected as one of the entities with which EPA will pursue negotiations to award a cooperative agreement for two assessment grants. EPA is working to help states and communities around the country clean up and revitalize brown field sites. Two \$200,000 EPA grants have been received for brown field evaluation to determine contaminations, the first being for petroleum, with the second for non-petroleum.

Mr. Lamine announced that Mike Parmentier, Senior Planner, will be retiring as of June 10, 2008. Mr. Parmentier was employed by the Planning Department since the mid 70's.

Motion made by Supervisor Fleck and seconded by Supervisor Kaster to receive and place on file. MOTION APPROVED UNANIMOUSLY

Register of Deeds:

- 14a. **Communication from Supervisor Adam Warpinski re: request that Brown County identify the impact of the housing/foreclosure crisis on Brown County residents & establish policies to assist homebuilders, realtors, homeowners, and financial institutions in Brown County:**

Supervisor Warpinski distributed a draft brochure which he is proposing be implemented to give tips on being a smart mortgage consumer in light of the housing/ foreclosure crisis in Brown County and other areas (attached). He explained his goal is to find a way to assist residents of the County when purchasing property and assuming home mortgages. He has discussed issues with the Realtors Association, the Homebuilders Association, along with a financial institution in order to create this pamphlet which would assist potential buyers.

After discussion it was suggested that Supervisor Warpinski develop the sample and forward it to Corporation Counsel for review for possible online access. In addition, it was suggested that potential home buyers be referred to the Brown County Housing Authority, Neighbor Works, or WHEDA.

**Motion made by Supervisor Kaster and seconded by Supervisor Fleck to hold for 60 days and bring back to committee.
MOTION APPROVED UNANIMOUSLY**

(Back to #5 on the agenda)

Highway – Budget to Actual State Billing 2008. No other agenda items.

Motion made by Supervisor Fleck and seconded by Supervisor Kaster to receive and place on file. MOTION APPROVED UNANIMOUSLY

Register of Deeds – Budget Status Report not available. No other agenda items.
NO ACTION

Land Information Office – No agenda items
NO ACTION

Property Listing Dept – Budget Status Financial Report for April 30, 2008. No other items.

Motion made by Supervisor Fleck and seconded by Supervisor Kaster to receive and place on file. MOTION APPROVED UNANIMOUSLY

UW Extension – Budget Status Financial Report not available. No other agenda items.
NO ACTION

Other:

15. **Audit of Bills: Bills not available**

16. **Such Other Matters as Authorized by Law: None**

**Motion made by Supervisor Kaster and seconded by Supervisor Fleck to
adjourn at 8:45 p.m. MOTION APPROVED UNANIMOUSLY**

Respectfully submitted,

Rae G. Knippel
Recording Secretary

Jim

Just a few quick statements:

1. The 1960 air-photo supplied shows that the area in question was filled back then.
 - This would be 41 years before you bought the property.
2. The 2001 air-photo supplied shows that the area is vegetated (trees), but the surrounding area's vegetation is higher or older.
 - This would make the trees approx. 20 - 30 plus years of age.
3. The 2002 air-photo supplied shows that the area vegetation has been cut.
 - NRCS soils mapping is done on a larger scale than 3 acres and the Brown County mapping is only done on 5 acres or more. This area in question is only about an acre, so the mapping would not show an area this small.
 - The area was filled over 40 years ago and the vegetation (trees) on site show this.
 - By constructing a building on this site there would be no present or increased adverse impact as stated because no additional wetland is being filled or affected (remember this area has been this way for 48 years now).
 - The previous fill was before the 1983 jurisdiction of the ordinance for wetland zoning.
 - Jim filled over the old fill (which looked natural) in 2002, not over wetland.
 - Jim had the Corps. out to the site prior to filling to be sure it was OK.
 - The drainage ditch in my opinion is not navigable by any common-sense of the word (small canoe could not travel any distance with out vegetative problems).
 - Maybe a re-classification or rezoning is not necessary, but a simple permit can be issued because of the length of time that this area has been in an upland state. A permit to construct a building with 300 feet of a waterway ditch.



WISCONSIN LEGISLATURE

P. O. Box 7882 Madison, WI 53707-7882

May 22, 2008

Ronald Kazmierczak, Northeast Regional Director
Department of Natural Resources
P.O. Box 10448
Green Bay, WI 54307-0448

Dear Director Kazmierczak:

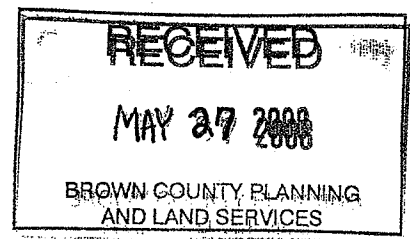
We are writing in regards to your letter dated May 14th, which is regarding the Jim Ehlen property located in the Town of Humboldt.

After further review of the property and material submitted to us, we respectfully disagree with your assessment of this property. We both stand by our position that this property is not a wetland, and we would encourage the Brown County Planning, Development and Transportation Committee to approve Mr. Ehlen's request to remove the area of wetlands from the Wisconsin Wetland Inventory Zoning map.

As you know, this property is similar to Mike Rodrian's property in Kewaunee County. In both instances, the Army Corps of Engineers concluded the area in question is not a wetland. In addition, both properties do not exhibit nor possess the vegetation or trees that grow in a wetland. In fact, if you have been to the Ehlen property, you'll know that there is a business directly across the street.

While we understand that you need to support decisions made by your employees, we feel that Mr. Russo is wrong. We would encourage you to visit the property for yourself, if you have not done so already, and reconsider your decision.

In the interim, we would encourage Brown County to proceed as it has been. There is no question that it will be very difficult to identify how a significant, adverse impact would be caused by rezoning this property. The area filled by Mr. Ehlen was not considered a wetland when he began development of his property, and it certainly is not a wetland now.

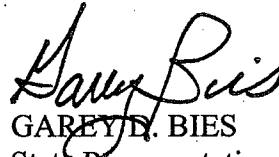


Thank you for your attention to our request. If you have any questions, please feel free to contact either of us directly.

Sincerely,



ALAN J. LASEE
State Senator
1st Senate District



GAREY D. BIES
State Representative
1st Assembly District

cc: William Bosiaki, Brown County Zoning Administrator
Matt Heyroth, Brown County Assistant Zoning Administrator
Tom Hintz, Brown County Executive
Guy Zima, Brown County Board Chairman
Brown County Development, Transportation & Land Committee
Ron Kazmierczak, DNR Northeast Regional Director
Mary Ellen Vollbrecht, DNR Executive Assistant
Matt Frank, DNR Secretary

Participating Municipalities				
	Containers	Paper	Total Tons	Percent
City of Green Bay	2,419	5,018	7,437	41%
Oneida Nation	16	36	52	0.3%
Town of Holland	23	80	103	1%
Town of Lawrence	55	121	176	1%
Town of Ledgeview	87	151	238	1%
Town of Pittsfield	36	73	109	1%
Town of Rockland	50	100	150	1%
Town of Wrightstown	54	156	210	1%
Village of Allouez	468	1,219	1,687	9%
Village of Bellevue	292	682	974	5%
Village of Hobart	181	449	630	3%
Village of Howard	407	838	1,245	7%
Village of Pulaski	81	166	247	1%
Village of Suamico	248	620	868	5%
Village of Wrightstown	63	118	181	1%
Town of Green Bay	50	100	150	1%
Town of Humboldt	50	100	150	1%
Town of Scott	50	100	150	1%
Total	4,630	10,127	14,757	81%

*Estimate

*Estimate

*Estimate

Non-Participating Municipalities				
Town of Eaton			0	0%
Town of Morrison	74		74	0.4%
Town of Glenmore			0	0%
Town of New Denmark			0	0%
Village of Denmark			0	0%
Village of Ashwaubenon	377	1,059	1,436	8%
City of DePere	642	1,419	2,061	11%
	1,093	2,478	3,571	19%

*Deliver w/o Agreement

*Deliver w/o Agreement

*2006 Data

Other Sources of BOW Material				
Town of Casco	17		17	
Town of Porterfield	26		26	
Town of West Kewaunee	13		13	
Village of Casco	11		11	
Oconto County	298		298	
Outagamie County	5,481	12,257	17,738	
Winnebago County	3,732	7,148	10,880	
Commercial Material	3,687		3,687	
	13,265	19,405	32,670	

5

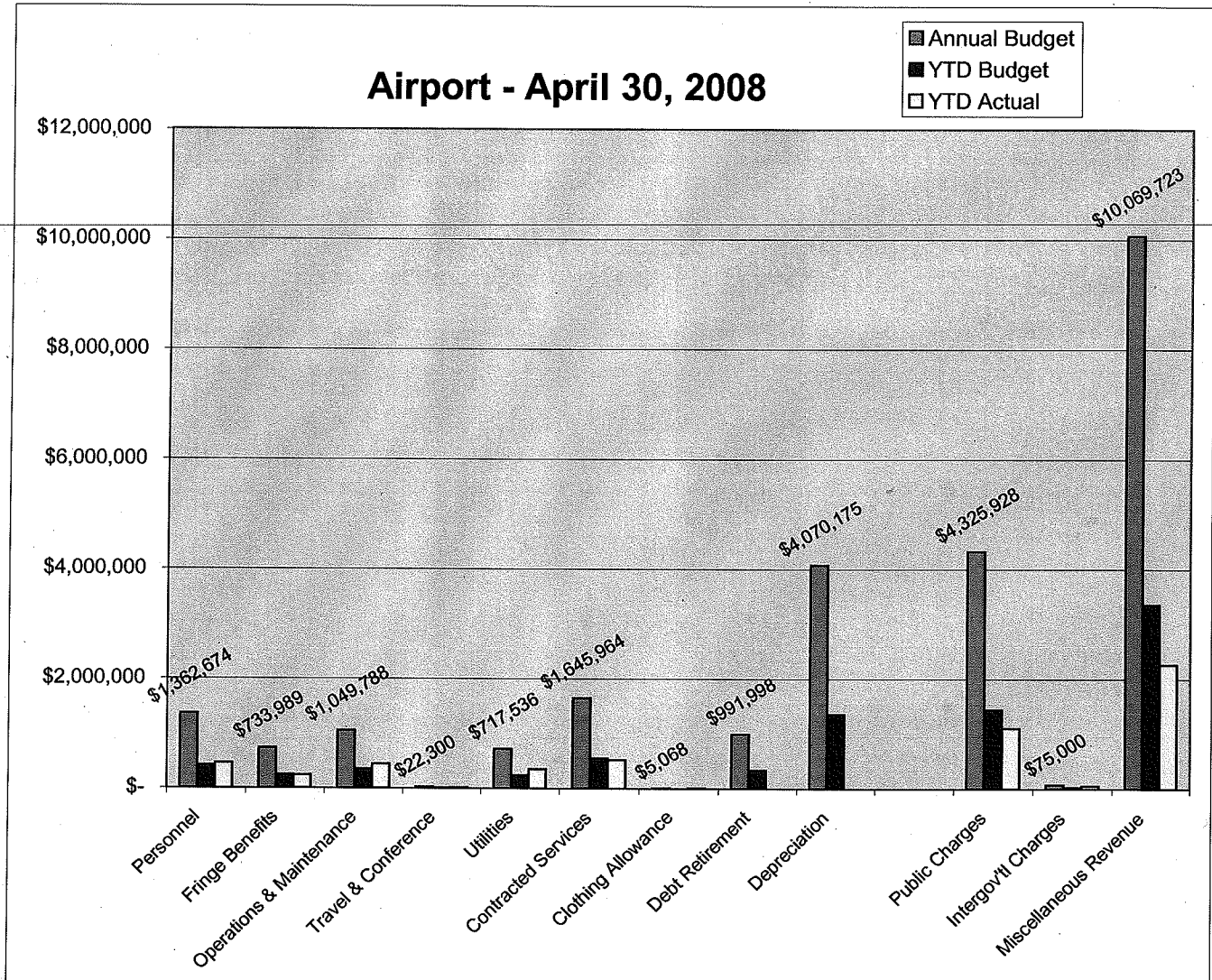
**Brown County
Airport
Budget Status Report
4/30/2008**

	Annual Budget	YTD Budget	YTD Actual
Personnel	\$1,362,674	\$419,285	\$453,637
Fringe Benefits	\$733,989	\$244,675	\$235,070
Operations & Maintenance	\$1,049,788	\$349,929	\$435,242
Travel & Conference	\$22,300	\$7,433	\$9,183
Utilities	\$717,536	\$239,179	\$350,312
Contracted Services	\$1,645,964	\$548,654	\$518,088
Clothing Allowance	\$5,068	\$1,689	\$2,969
Debt Retirement	\$991,998	\$330,653	\$0
Depreciation	\$4,070,175	\$1,356,725	\$0
Public Charges	\$4,325,928	\$1,441,976	\$1,100,495
Intergov'tl Charges	\$75,000	\$25,000	\$53,229
Miscellaneous Revenue	\$10,069,723	\$3,356,576	\$2,263,366

HIGHLIGHTS

Record winter has resulted in higher costs for Personnel, O&M and utilities. At the present time no figures are available for for either Debt Retirement or Depreciation.

Revenue through April is basically in line with projections.





305 E. WALNUT STREET, ROOM 320
P.O. BOX 23600
GREEN BAY, WISCONSIN 54305-3600

CHUCK LAMINE, AICP

PHONE (920) 448-6480 FAX (920) 448-4487
WEB SITE www.co.brown.wi.us/planning

PLANNING DIRECTOR

MEMORANDUM

DATE: May 20, 2008
TO: Planning, Development & Transportation Committee
FROM: Chuck Lamine, AICP
Planning Director
RE: Bay-Lake Regional Planning Commission – 2009 Budget

On May 7, 2008, the Brown County Planning Commission (BCPC) Board of Directors unanimously supported Brown County continuing as a member of the Bay-Lake Regional Planning Commission. The following procedural information is being provided if the Planning, Development & Transportation Committee disagrees with the BCPC Board of Directors recommendation and wishes to withdraw as a member of the Bay-Lake Regional Planning Commission. Wisconsin Statutes 66.0309 (16) states the following:

A local unit may withdraw from a regional planning commission at the end of any fiscal year by a two-thirds vote of the members-elect of the governing body taken at least 6 months prior to the effective date of such withdrawal. However, such unit shall be responsible for its allocated share of the contractual obligations of the regional planning commission continuing beyond the effective date of its withdrawal.

If the County is to consider withdrawing its membership for 2009, the County Board will need to take action prior to June 30, 2008. This requires that this issue be brought to the May 27, 2008, meeting of the Planning, Development & Transportation Committee and, if approved by the Committee, to the June 18, 2008, meeting of the County Board.

Also, Wisconsin Statutes 66.0309 (14) (d) provides for arbitration if the local unit of government makes a finding by resolution within 20 days of certification of charges under s. 66.0309 (14) (b) that the charges of the regional planning commission are unreasonable. The regional planning commission is required to send this certification to the County Clerk before August 1 of each year.

In 2008, Brown County membership fees to the Bay-Lake Regional Planning Commission totaled \$87,903. Projects that the Bay-Lake Regional Planning Commission will assist with in 2009 include completion of the 2009 Opportunity Study and 2009 Modal Shift Study for the Port of Green Bay, coordination with the Public Access Road End Study on the Bay of Green Bay,

educational outreach sessions, Northeastern Wisconsin Stormwater Consortium (NEWSC) administration, and continued assistance to the Brown County Planning Commission on the Environmental Impact Statement for transportation improvements in the southern portion of the Green Bay metropolitan area. These in-kind services are in addition to ongoing technical assistance to Brown County and its communities for EDA grants, Tax-Increment Financing Districts (TIF), Safe Routes to School projects, Wisconsin Coastal Management Grants, Community Development Block Grants, Brownfield Grants, etc.

Based on a continuation of the 2008 formula for funding and a similar commitment of in-kind planning services, staff recommends that Brown County continue to be a member of the Bay-Lake Regional Planning Commission for 2009.

CL:lw

cc: Mark Walter, Executive Director Bay-Lake Regional Planning Commission ✓

Lamine_CF

From: Lamine_CF
Sent: Thursday, April 24, 2008 10:50 AM
To: Joe McMurray; Mark Tumpach; 'Rob Strong'; 'Carl Weber'; jyelle@bchba.org; Keith Pamperin (KeithPa@ci.green-bay.wi.us)
Cc: Adam Warpinski (adamwarpinski@yahoo.com); Bernie Erickson (BErickson6@new.rr.com); Hinz_TJ
Subject: Brown County Farm Traditional Neighborhood Development Advisory Committee Appointments
Importance: High

As you are aware the Brown County Planning Commission has proceeded with planning efforts to develop the vacant Brown County Farm property as a Traditional Neighborhood Development (TND). The following link will bring you to updated information regarding the proposed County Farm TND:

http://www.co.brown.wi.us/planning_and_land_services/planning/county_web/

In an effort to provide additional local participation and to provide an avenue for fact finding regarding this type of development and to receive input regarding the design of the site we are forming an Advisory Committee. It is anticipated that the Advisory Committee will have the following makeup:

Schmitt Park Neighborhood Association	3-4 representatives
Lake Largo Neighborhood Association	3-4 representatives
City of Green Bay Planning Department Staff	1 representative
City of Green Bay Public Works Department Staff	1 representative
Brown County Homebuilder Association	1 representative
Housing Advocate	1 representative

It is anticipated that the Advisory Committee would conduct approximately four meetings with the following tasks:

First Advisory Committee Meeting

Introductory Meeting to establish location, time and dates for future meetings, confirm process, review TND concept, review preliminary County Farm TND site plan, and identify issues for consideration and further study.

Second Advisory Committee Meeting

One day field trip to Madison area to visit existing TNDs in Madison, Middleton and Sun Prairie. Meet with planning and public works staff, TND developers, elected officials and TND residents to discuss their experiences with TNDs.

Third Advisory Committee Meeting

Discussion and recommendations for revisions to County Farm TND site plan based on information gathered at the previous two meetings.

Fourth Advisory Committee Meeting

In conjunction with the Planning, Development & Transportation Committee of the Brown County Board of Supervisors hold a public Open House Meeting to present findings of the Advisory Committee.

With this schedule we would anticipate wrapping up the Advisory Committee efforts by mid-summer.

I would greatly appreciate your appointments to serve on this Advisory Committee by Friday, May 9th. I would anticipate a first meeting of the Advisory Committee the week of May 19th. If you have any questions I will be out of the office from April 25th to May 2nd but will be sure to get back to you upon my return on May 5th.

Thank you for your consideration.

#13

5/27/2008

Brown County Farm Traditional Neighborhood Development Advisory Committee
May 27, 2008

Anticipated first meeting will be the week of June 16th or June 23rd

Schmitt Park Neighborhood Association

Darlene Charneski

Jim Coates

Dotty Juengst

Joe McMurray

Lake Largo Neighborhood Association

Larry Veseley

Teague Maxfield

Mike DeGrand

Tom Lemorande

Mark Tumpach

City of Green Bay Planning Department Staff

Bill Lockery, Principal Planner

City of Green Bay Public Works Department Staff

No response

Brown County Homebuilder Association

Pending two appointments

Housing Advocate:

Richard Vogels



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, D.C. 20460

OFFICE OF
SOLID WASTE AND EMERGENCY
RESPONSE

MAR 19 2008

Mr. Chuck Lamine
Director
Brown County Planning Commission
305 East Walnut Street, Room 320
PO Box 23600
Green Bay, WI 54305-3600


Dear Mr. Lamine:

On behalf of the United States Environmental Protection Agency (EPA), I am pleased to congratulate you and confirm that the Brown County Planning Commission has been selected as one of the entities with which EPA will pursue negotiations to award a cooperative agreement for two assessment grants. The Brown County Planning Commission submitted outstanding grant proposals, and we deeply appreciate the tremendous commitment of time and energy that went into their preparation.

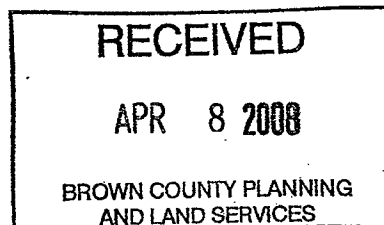
Through the Small Business Liability Relief and Brownfields Revitalization Act, signed by President Bush on January 11, 2002, EPA is working to help states and communities around the country clean up and revitalize brownfield sites. We fully expect that these brownfield projects will provide benefits to the environment and economy of local communities. Deborah Orr, your region's Brownfields Coordinator (312-886-7576), will be working closely with the Brown County Planning Commission to negotiate a cooperative agreement prior to the award of the grants.

We look forward to working with your staff on the Brownfields program in a new era of Federal, state, and local government cooperation.

Sincerely,


Susan Parker Bodine
Assistant Administrator

cc: Deborah Orr



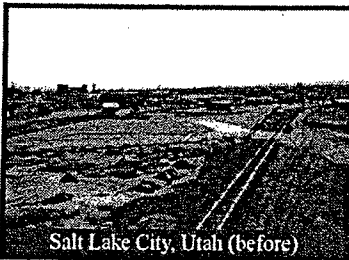
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EPA Brownfields Assessment Grants: Interested in Applying for Funding?

Here's what you need to know to get started...

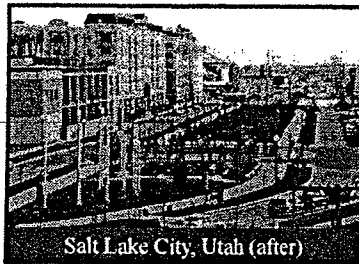
What is EPA's Brownfields Program?



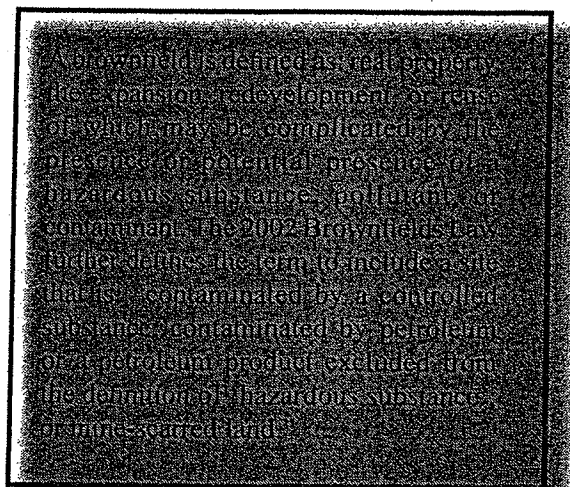
Salt Lake City, Utah (before)

The U.S. Environmental Protection Agency's (EPA) Brownfields Program is designed to empower states, communities, and other stakeholders to work together in a timely

manner to prevent, assess, safely clean up, and sustainably reuse brownfields. EPA provides technical and financial assistance for brownfields activities through an approach based on four main goals: protecting human health and the environment, sustaining reuse, promoting partnerships, and strengthening the marketplace. Brownfields grants serve as the foundation of the Brownfields Program and support revitalization efforts by funding environmental assessment, cleanup, and job training activities. Thousands of properties have been assessed and cleaned up through the Brownfields Program, clearing the way for their reuse.



Salt Lake City, Utah (after)



What are the Four Grant Types?

- ✓ *Assessment grants* provide funding for brownfields inventories, planning, environmental assessments, and community outreach.
- ✓ *Revolving Loan Fund grants* provide funding to capitalize a revolving loan fund that provides subgrants to carry out assessment and/or cleanup activities at brownfields.

- ✓ *Cleanup Grants* provide direct funding for cleanup activities at specific sites.
- ✓ *Job Training Grants* provide environmental training for residents of brownfields communities.

What are Assessment Grants?

Assessment grants provide funding for a grant recipient to:

- ✓ *Inventory Sites: Compile a listing*
- ✓ *Characterize Sites: Identify past uses*
- ✓ *Assess Sites: Determine existing contamination*
- ✓ *Conduct Cleanup and Redevelopment Planning: Scope and plan process*
- ✓ *Conduct Community Involvement: Inform and engage community*

For a Community-Wide Grant:

- ✓ An applicant may apply for a community-wide assessment grant if a specific site has not been identified or if the assessment will address more than one site within the community.
- ✓ Applicants electing to apply for up to \$200,000 for a community-wide hazardous substance assessment grant are not eligible for a site-specific hazardous substance assessment grant in the same grant competition. Applicants applying for up to \$200,000 for a community-wide petroleum or petroleum product assessment grant will not be eligible for a site-specific petroleum assessment grant.

For a Site-Specific Grant:

- ✓ A site-specific assessment grant must be applied for if the assessment is limited to one, and only one, site. A site-specific assessment grant application must be made if a waiver of the funding limitation is requested.
- ✓ Applicants will not be allowed to substitute another site for a site-specific assessment grant where the subject site is determined to be ineligible.

For the complete discussion of Brownfields Program grant funding, refer to the EPA Proposal Guidelines for Brownfields Assessment, Revolving Loan Fund, and Cleanup grants at: http://www.epa.gov/brownfields/pg/fy06_arc_final.pdf

How Do I Apply for an Assessment Grant?

Applicants submit a proposal for each grant type that they are applying for (i.e., assessment, revolving loan fund, and/or cleanup). Each proposal must address the selection criteria outlined in the guidelines.

Grant proposals should be concise and well organized, and must provide the information requested in the guidelines. Applicants must demonstrate that they meet threshold criteria requirements and must respond to evaluation criteria. Factual information about your proposed project and community must be provided.

Proposals must include:

- ✓ Cover letter describing project
- ✓ Applicant information
- ✓ Applicable mandatory attachments (e.g., state letter)
- ✓ Responses to evaluation criteria

All applicants must refer to the Proposal Guidelines published by EPA.

Who is Eligible to Apply for an Assessment Grant?

Eligible entities include: state, local, and tribal governments, with the exception of certain Indian tribes in Alaska; general purpose units of local government, land clearance authorities, or other quasi-governmental entities; regional council or redevelopment agencies; or states or legislatures. Some properties are excluded from the definition of a brownfield unless EPA makes a site-specific funding determination that allows grant funds to be used at that site.

Applicants may apply for both community-wide and site-specific assessment grants; however, an applicant is limited to submitting only ONE hazardous substance assessment grant proposal and ONE petroleum assessment proposal.

Each eligible entity may submit no more than two assessment proposals.

How Much Assessment Grant Funding is Available?

- ✓ Up to \$200,000 to assess a site contaminated by hazardous substances, pollutants, or contaminants (including hazardous substances co-mingled with petroleum).
- ✓ Up to \$200,000 to address a site contaminated by petroleum.
- ✓ For site-specific proposals, applicants may seek a waiver of the \$200,000 limit and request up to \$350,000 for a site contaminated by hazardous substances, pollutants, or contaminants and up to \$350,000 to assess a site contaminated by petroleum. Such waivers must be based on the anticipated level of hazardous substances, pollutants, or

contaminants (including hazardous substances co-mingled with petroleum) or petroleum at a single site. (Community-wide assessment grants are not eligible for assessment grant "waivers.")

- ✓ Total grant fund requests should not exceed a total of \$400,000 unless such a waiver is requested.

How Long is the Assessment Period?

The performance period for an assessment grant is three years.

Where Do I Find the Proposal Guidelines?

Electronic copies of the Proposal Guidelines can be obtained from the EPA brownfields Web site at: http://www.epa.gov/brownfields/pg/fy06_arc_final.pdf

Additional information on grant programs may be found at: www.fedgrants.gov

Is Pre-Application Assistance Available?

If resources permit, EPA Regions may conduct open meetings with potential applicants. Check with your regional office for date and location information. Your regional Brownfields Program contacts can be found at: <http://www.epa.gov/brownfields/corcntct.htm>

EPA can respond to questions from applicants about threshold criteria, including site eligibility and ownership. EPA staff can not meet with applicants to discuss draft proposals or provide assistance in responding to ranking criteria.

What is the Evaluation/Selection Process?

Brownfields grants are awarded on a competitive basis. Evaluation panels consisting of EPA staff and other federal agency representatives assess how well the proposals meet the threshold and ranking criteria outlined in the Proposal Guidelines for Brownfields Assessment, Revolving Loan Fund, and Cleanup grants. Final selections are made by EPA senior management after considering the ranking of proposals by the evaluation panels. Responses to threshold criteria are evaluated on a pass/fail basis. If the proposal does not meet the threshold criteria, the proposal will not be evaluated. In some circumstances, EPA may seek additional information.

What are the Deadline and Award Dates?

- ✓ Assessment grant proposals are due December 14, 2005.
- ✓ EPA plans to announce assessment grants in spring 2006.

Warning Signs Of Predatory Lending Practices



Falsifying information

Providing inaccurate information on a mortgage application about income, debt, employment history, intent to occupy the premises, or the value of the home is fraud and is subject to criminal penalties.



Second set of documents

Never sign an addendum or second set of documents that won't be shared with all parties. This could be a warning sign that fraud is being committed.



Bait and switch

Make sure the terms on the mortgage are the terms you agreed to before closing. Do not sign loan documents without reading them and do not be pressured into signing "new deals" at closing.



Documents containing blanks

If information is added after you have signed a document, you may still be responsible. Cross out any blanks or insert "N/A" (i.e., "not applicable").



Multiple refinancing

Be careful of refinancing repeatedly after short periods of time. Each refinancing often comes with new fees and possibly prepayment penalties. While these loans may offer lower interest rates and payments, you may be losing your equity or have more debt because refinancing and origination fees are added to the loan.



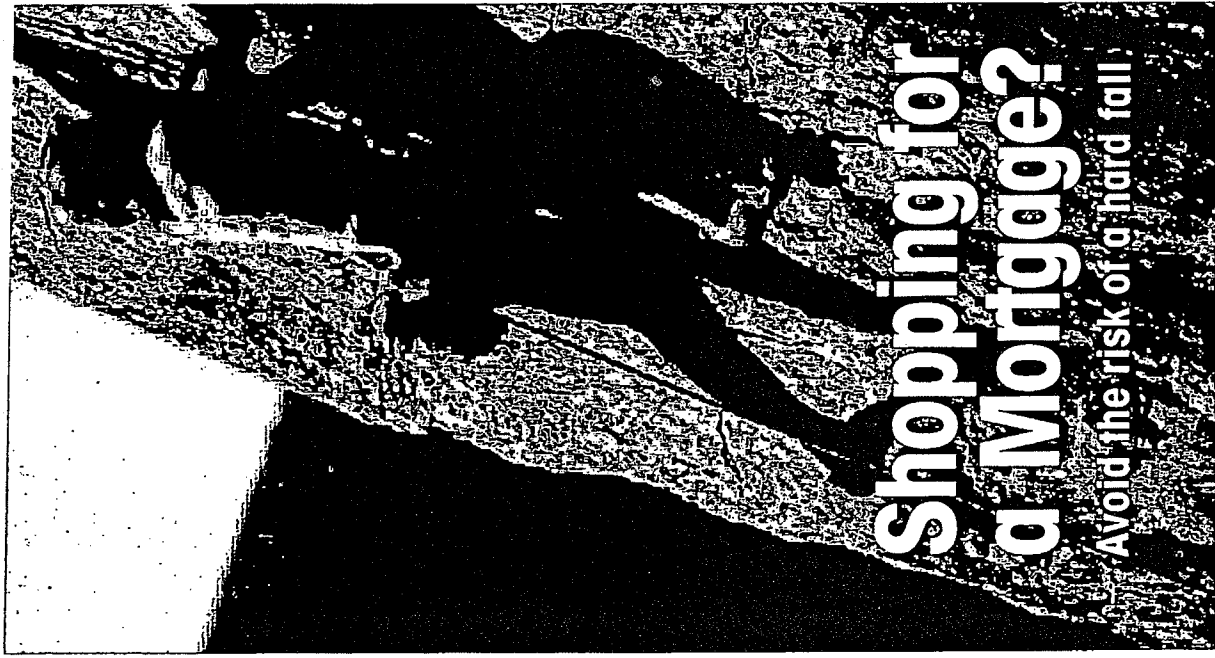
Borrowing too much

Don't let anyone convince you to borrow more money than you need or more money than you can afford to repay.



Excessive fees

While it is not uncommon for lenders to charge fees for appraisals and credit reports, you should beware of loans with large, non-refundable application fees. Loan costs can be compared by looking at the Good Faith Estimate (GFE) form that all lenders are required to provide to a borrower at time of application. Beware of lenders that don't offer you a GFE to compare costs before you apply for a loan.



Shopping for a Mortgage?

Avoid the risk of a hard fall.

Sample

14a

Tips On Being A Smart Mortgage Consumer



Know and understand your credit

Your credit score may affect the loans available to you. You may request a free copy of your credit report online at www.annualcreditreport.com. Make sure the information is correct.



Seek advice

Learn more about credit, budgeting, and the mortgage process. Before signing or paying any fees, consult with an attorney or someone you trust about the terms of the loan. Visit www.homeloanlearningcenter.com for more information.



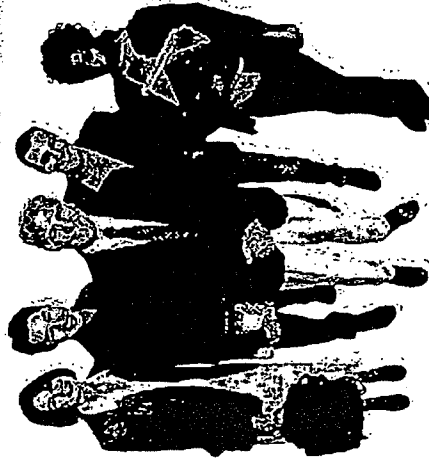
Ask questions

Ask your lender a lot of questions. Make sure all your questions are answered to your satisfaction before you sign any documents.



Compare lenders

Remember, rate is not the only factor that should be considered. Visit several lenders to compare interest rates, loan servicing practices, fees and other terms of the loan. Be wary of deals that seem too good to be true – they probably are!



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Wisconsin Bankers Association
Wisconsin Association of Mortgage Broker
Wisconsin Land Title Association



Walk away from high pressure or confusing sales tactics

Take the time necessary to review and understand the loan that is being offered to you. If you qualify for a loan now, you should still be qualified for the loan after you have had time to review it and consult with someone you trust.



Understand all the terms of the loan

There is more to a loan than just the monthly payment and interest rate. You should also know the annual percentage rate (APR), total loan amount, lender fees, points, and term length. Also, ask about mortgage insurance, rights of rescission, and prepayment penalties.



Cash at closing

Make sure your lender will deliver the funds at closing. You have a legal obligation to close on the date specified in the offer to purchase contract. You are not relieved of this obligation just because your lender does not provide the funds on time. If possible, avoid closing at the end of the month, and at the beginning or end of the day.

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